



Dark Lane, Whittle-le-woods Offers in excess of £400,000

- Stone Built Conversion
- Four Bedrooms
- Gated Development
- Desired Area
- Quality Features
- Full Of Character
- Stunning Views
- Gardens-Patio
- Off Road Parking

INTRODUCTION

AN EXQUISITE, HISTORIC STONE BUILT CONVERSION SET IN A PRIVATE 5 ACRE, GATED DEVELOPMENT!

Originally built as a Spa hotel in the 1800's, this characterful and charming property sits alongside a handful of others, on a private gated development in a highly desired area of Whittle-Le-Woods. More recently it known as the Howard's Arms the main building has been converted to an impeccable standard to provide a number of exclusive homes! With woodland walks, local amenities and highly regarded schools nearby, this low maintenance property would perfectly suit a growing family. A credit to its current occupants, the property has been maintained to a very high standard and internally comprises briefly: An elevated ground floor entrance porch, with doors leading to a WC and a hallway. The hallway houses a staircase to the first floor and has doors leading to a spacious reception room and a fantastic dining kitchen perfect for entertaining. The dining kitchen features a range of quality appliances and allows access to a lower ground floor via a modern staircase. The lower ground floor provides three bedrooms, one with en suite facilities, a main bathroom and access to an enclosed rear courtyard. To the first floor, this beautiful home benefits from an exceptional master suite, with en suite facilities and VELUX windows to both apexes. Externally, you will find a garage, a private parking space and additional parking in communal bays. The well-manicured communal gardens are predominantly laid to lawn enclosed by woodland where the original spring water pump building still takes pride of place. Viewings are essential to appreciate what this luxurious home has to offer. Call our Chorley team today for further information.

Ground Floor

Entrance

Heavy solid wood door to the porch.

Porch

6'4 x 3'5 (1.93m x 1.04m)

Central heating radiator, tiled flooring, spotlights and door to the WC and single glazed door to the hallway.

WC

5'5 x 2'11 (1.65m x 0.89m)

UPVC double glazed frosted window, twin flush WC, wall mounted wash basin, chrome heated towel rail, tiled flooring and spotlights.

Hallway

11'11 x 7'3 (3.63m x 2.21m)

Victorian style central heating radiator, stairs to the first floor with modern oak balustrade, under stairs storage and door the reception room and the kitchen-diner.

Reception Room

17'2 x 11'10 (5.23m x 3.61m)

Two UPVC double glazed sash windows, spotlights, two Victorian style radiators, modern remote control electric fire and television point.

Kitchen-Diner

24'2 x 12'5 (7.37m x 3.78m)

Three UPVC double glazed sash windows, Oak flooring, two central heating radiators, spotlights, wall and base units with solid granite surfaces and up-stands, tiled splashbacks, moulded stainless steel sink with surface moulded draining ridges and high spout mixer tap, Neff electric oven and grill in a high rise unit, extractor fan and new induction hob, integrated fridge freezer, dishwasher and washer dryer, television point and stairs to the lower ground floor with modern oak balustrade,

Lower Ground Floor

Hallway

15'5 x 4'5 (4.70m x 1.35m)

Central heating radiator, Oak flooring, UPVC double glazed French doors to the courtyard to the rear, spotlights and door to the bathroom and three bedrooms.

Bathroom

10'6 x 6'7 (3.20m x 2.01m)

Four piece suite comprising of a freestanding Villeroy and Boch panel bath with a Hansgrohe shower feed, wall mounted wash basin, twin flush WC, corner shower enclosure and rainfall shower head, chrome heated towel rail, part tiled elevations, Travertine tiled flooring and spotlights.

Bedroom Two

24'6 x 9'6 (7.47m x 2.90m)

UPVC double glazed French doors and sash window, oak flooring and television point, spotlights and door to the en-suite.

En-Suite

7'3 x 5'4 (2.21m x 1.63m)

UPVC double glazed frosted window, single shower enclosure with direct feed power shower, twin flush WC, table top wash basin with glass surface, chrome heated towel rail, spotlights, part tiled elevations and tiled flooring.

Bedroom Three

10'4 x 9'5 (3.15m x 2.87m)

UPVC double glazed sash window, boiler cupboard, central heating radiator, spotlights and telephone point.

Bedroom Four

8'6 x 7'9 (2.59m x 2.36m)

UPVC double glazed sash window, central heating radiator and spotlights,

First Floor

Landing

Door to bedroom one.

Bedroom One

21'2 x 15'4 (6.45m x 4.67m)

Four Velux windows, two central heating radiators, television point and door to the en-suite and walk-in wardrobe.

En-Suite

10'11 x 8'3 (3.33m x 2.51m)

Velux window, corner shower enclosure with direct feed power shower, tiled corner Villeroy and Boch bath with rinse head, wall mounted wash basin, shaver point, twin flush WC, extractor fan, part tiled elevations and tiled flooring.

Walk-In-Wardrobe

8'3 x 6'2 (2.51m x 1.88m)

Fully fitted wardrobes.

External

Single Garage

20'4 x 9'10 (6.20m x 3.00m)

Front- Rear

Enclosed courtyard to the lower ground level and parking on a communal area there are grounds that are stunning, with mature trees, planted beds and an Indian stone paved patio area and views out to stunning woodland.

